

Carefree Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Carefree	1,666	2,927	0.1%	75.7%
Maricopa County	2,122,101	3,072,149	-	44.8%

Median Household Income

	<i>1990</i>	<i>2000</i>
Carefree	\$52,482	\$88,702
Maricopa County	\$30,797	\$45,358
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	1,646	2,880	98.4%
African American	1	7	0.2%
Native American	1	1	0.0%
Asian	15	13	0.4%
Other	3	26	0.9%
Hispanic	21	78	2.7%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	848	1,389
Homeownership Rate	82.1%	88.2%
Average Household Size	1.96	2.11

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	151	402	13.7%
20 – 54 yrs	599	1,050	35.9%
55 & Over	916	1,475	50.4%

Median Age	58.9	55.2
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	847	1,387	75.6%	63.8%
Townhouse / Condo	225	282	15.4%	25.3%
Multi-family Units	218	163	8.9%	-25.2%
Manufactured Home	1	2	0.1%	100.0 %
Other Units	10	-	0.0%	-100.0%
Total Units	1,301	1,834	-	40.97%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$655	\$742
# of Units Surveyed	66	0

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	-	\$0	78	\$259,000	78	\$259,000
1997	4	\$446,000	97	\$340,000	101	\$343,000
1998	8	\$559,700	83	\$315,000	91	\$325,000
1999	5	\$349,900	132	\$364,000	137	\$364,000
2000	9	\$525,000	117	\$365,000	126	\$369,000

Assisted Housing Units Produced between 1996 - 2000

Carefree	0
Maricopa County	8,344

Housing Affordability Gap

	Carefree	Maricopa County
Total Gap	316	108,373
Gap as a % of Total households	22.8%	9.6%
% of Median household Income where total gap occurs	85%	